

**SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile)*:	
					Group	B Overall
Program Progress:			PJs in State: <input type="text" value="8"/>			
% of Funds Committed	<input type="text" value="97.76"/> %	<input type="text" value="95.63"/> %	<input type="text" value="3"/>	<input type="text" value="96.48"/> %	<input type="text" value="64"/>	<input type="text" value="60"/>
% of Funds Disbursed	<input type="text" value="95.08"/> %	<input type="text" value="89.54"/> %	<input type="text" value="1"/>	<input type="text" value="89.00"/> %	<input type="text" value="82"/>	<input type="text" value="79"/>
Leveraging Ratio for Rental Activities	<input type="text" value="1.77"/>	<input type="text" value="1.51"/>	<input type="text" value="2"/>	<input type="text" value="4.81"/>	<input type="text" value="18"/>	<input type="text" value="23"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="80.99"/> %	<input type="text" value="82.95"/> %	<input type="text" value="6"/>	<input type="text" value="83.25"/> %	<input type="text" value="27"/>	<input type="text" value="22"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="79.18"/> %	<input type="text" value="77.45"/> %	<input type="text" value="3"/>	<input type="text" value="70.99"/> %	<input type="text" value="61"/>	<input type="text" value="59"/>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<input type="text" value="49.68"/> %	<input type="text" value="64.70"/> %	<input type="text" value="7"/>	<input type="text" value="81.75"/> %	<input type="text" value="3"/>	<input type="text" value="4"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="33.55"/> %	<input type="text" value="44.61"/> %	<input type="text" value="6"/>	<input type="text" value="45.84"/> %	<input type="text" value="28"/>	<input type="text" value="28"/>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="53.18"/> %	<input type="text" value="72.02"/> %	<input type="text" value="8"/>	<input type="text" value="96.12"/> %	<input type="text" value="0"/>	<input type="text" value="2"/>
Overall Ranking:			In State: <input type="text" value="8"/> / <input type="text" value="8"/>		Nationally: <input type="text" value="6"/> <input type="text" value="11"/>	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<input type="text" value="\$10,784"/>	<input type="text" value="\$14,936"/>		<input type="text" value="\$27,889"/>	<input type="text" value="1,574"/> Units	<input type="text" value="42.70"/> %
Homebuyer Unit	<input type="text" value="\$13,212"/>	<input type="text" value="\$12,880"/>		<input type="text" value="\$15,632"/>	<input type="text" value="1,359"/> Units	<input type="text" value="36.90"/> %
Homeowner-Rehab Unit	<input type="text" value="\$18,393"/>	<input type="text" value="\$25,399"/>		<input type="text" value="\$21,037"/>	<input type="text" value="748"/> Units	<input type="text" value="20.30"/> %
TBRA Unit	<input type="text" value="\$75"/>	<input type="text" value="\$10,165"/>		<input type="text" value="\$3,206"/>	<input type="text" value="4"/> Units	<input type="text" value="0.10"/> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$24,086	\$84,784	\$19,990
State:*	\$40,258	\$73,891	\$33,167
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ:	3.2 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	35.9	25.6	24.6	0.0
Black/African American:	58.9	57.3	73.4	0.0
Asian:	0.2	0.6	0.1	0.0
American Indian/Alaska Native:	0.4	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	3.2	0.0	0.0
Asian/Pacific Islander:	0.1	0.1	0.1	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	63.4	28.6	13.6	0.0
Elderly:	15.7	1.4	59.4	0.0
Related/Single Parent:	13.2	38.7	13.8	0.0
Related/Two Parent:	4.2	17.0	6.1	0.0
Other:	3.0	4.0	4.4	0.0

ETHNICITY:

Hispanic	3.9	2.5	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	48.5	25.0	51.9	0.0
2 Persons:	21.6	22.4	24.1	0.0
3 Persons:	16.7	20.3	10.0	0.0
4 Persons:	8.9	13.9	6.7	0.0
5 Persons:	2.7	5.5	4.0	0.0
6 Persons:	0.5	1.3	0.8	0.0
7 Persons:	0.4	0.9	0.7	0.0
8 or more Persons:	0.1	0.7	0.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	42.8	0.7 [#]
HOME TBRA:	0.2	
Other:	11.5	
No Assistance:	44.8	

of Section 504 Compliant Units / Completed Units Since 2001 108

* The State average includes all local and the State PJs within that state

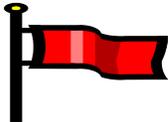
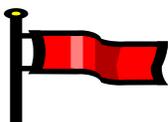
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 6
 (Percentile)
 State Rank: 8 / 8 PJs Overall Rank: 11
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	80.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	79.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	49.68	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	53.18	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

